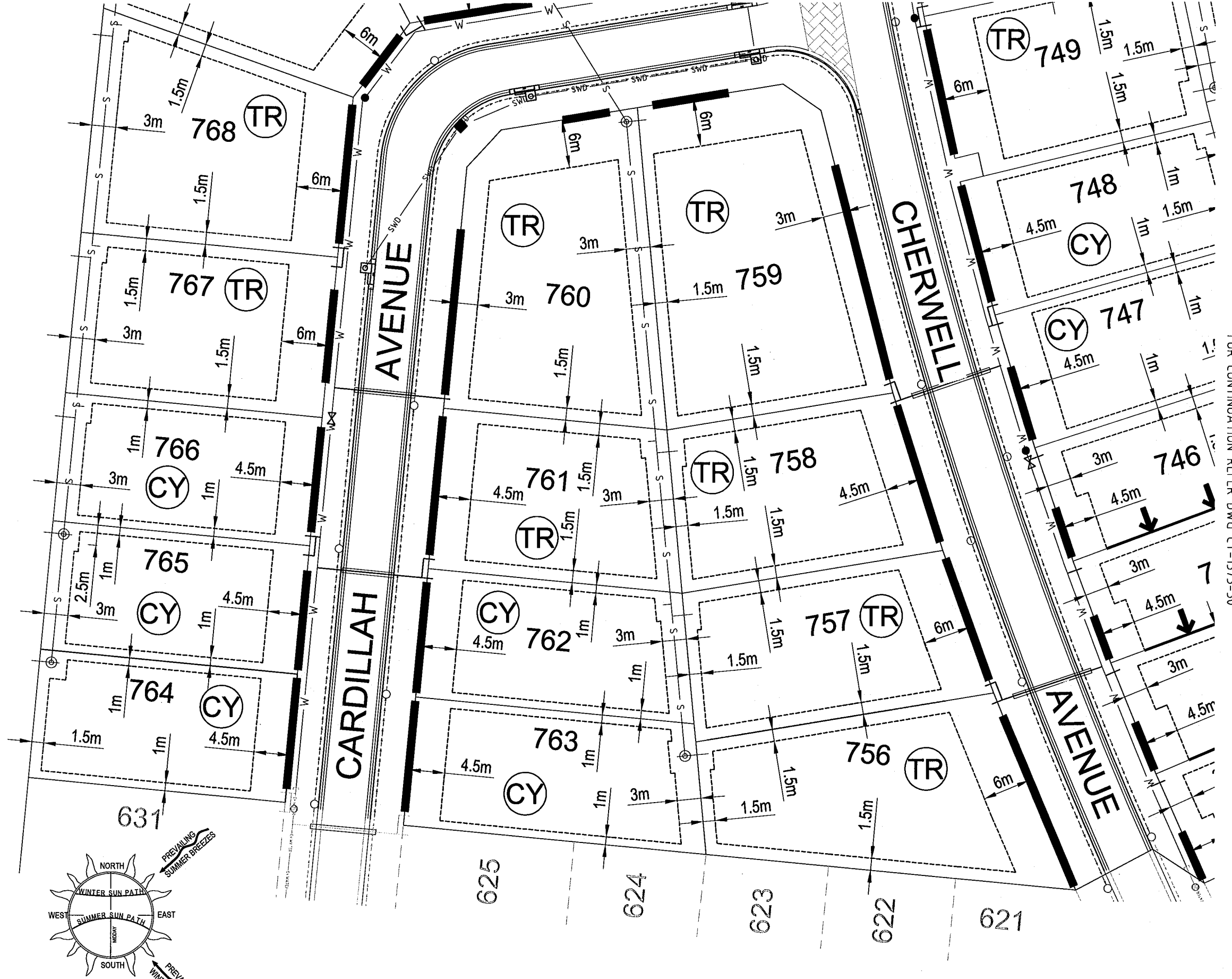
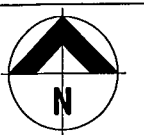


FOR CONTINUATION REFER DWG CT-1373-27



BUILDING SETBACK

- DIMENSIONS SHOWN APPLY TO SINGLE STOREY CLASS 1 BUILDINGS ONLY. THE PROVISIONS OF THE QUEENSLAND DEVELOPMENT CODE (QDC) OTHERWISE APPLY TO CLASS 1 TWO STOREY BUILDINGS.
- THE PROVISIONS OF THE QDC APPLY FOR CLASS 10A BUILDINGS AND CLASS 10B STRUCTURES. EXCEPTING THAT DETACHED CARPORTS AND SHEDS SHALL NOT BE CONSTRUCTED FORWARD OF THE BUILDING ENVELOPE ALIGNMENT TO THE STREET FRONTAGE AND SHALL NOT BE CONSTRUCTED FORWARD OF THE MAIN BUILDING LINE OF THE DWELLING HOUSE. CLASS 10A STRUCTURES GREATER THAN 10M2 AND OR 2.4 METRES OR GREATER IN HEIGHT ADJACENT TO THE BOUNDARY SHALL OTHERWISE COMPLY WITH THE PROVISIONS OF THE BUILDING ENVELOPE.
- ALL SETBACK DISTANCES ARE TAKEN FROM THE OUTERMOST PROJECTION AS DEFINED BY THE QDC.
- ALL SETBACKS SHOWN ARE MINIMUM DISTANCES AND MAY VARY TO ACCOMMODATE THE ZONE OF INFLUENCE OF UNDERGROUND SERVICES AS STATED IN COUNCIL'S POLICY ON BUILDING OVER ADJACENT TO SEWERS.
- THE MAXIMUM LENGTH OF BUILT-TO-BOUNDARY WALL ON VILLA ALLOTMENTS SHALL NOT EXCEED 35% OF THE BOUNDARY LENGTH, WITH A MAXIMUM SINGLE WALL SECTION LENGTH NOT EXCEEDING 8 METRES. ALL BUILT TO BOUNDARY WALL SECTIONS SHALL BE TO NON-HABITABLE ROOMS ONLY. HABITABLE ROOMS AS DEFINED BY THE QDC SHALL OTHERWISE BE A MINIMUM SETBACK OF 1.5 METRES TO OUTER MOST PROJECTION FROM THE SIDE BOUNDARY.
- THE BUILT TO BOUNDARY SETBACK SHALL ALLOW FOR THE PROVISION OF FIXED GUTTERING TO THE DWELLING FASCIA WHICH SHALL BE CONNECTED TO A PIPED UNDERGROUND STORMWATER DRAINAGE SYSTEM TO THE STREET FRONTAGE.
- SETBACKS ON CORNER ALLOTMENTS SHALL COMPLY WITH SECTION A1(B) (II) (C) (9 X 9 METRE TRUNCATION), CHAPTER 12, QUEENSLAND DEVELOPMENT CODE.]
- BUILDING SHALL BE A MIN. 2.0M FROM THE SEWER AT THE PROVIDED CONNECTION POINTS.

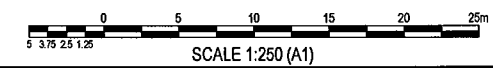
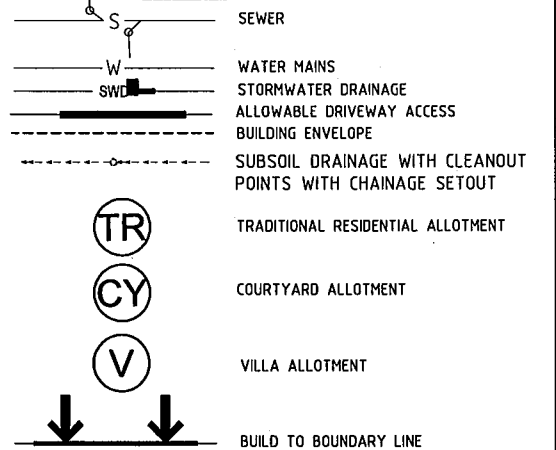
ALLOWABLE DRIVEWAY ACCESS

- FOR DRIVEWAY ACCESS ENVELOPE ALLOW 0.5M MINIMUM CLEARANCE TO ALL COUNCIL INFRASTRUCTURE, EXCEPT STORMWATER PITS WHICH REQUIRE 0.6M MINIMUM CLEARANCE AND SEWERAGE HOUSE CONNECTIONS WHICH REQUIRE 1.2M CLEARANCE.
- ALL DRIVEWAYS REQUIRE A PERMIT FROM COUNCIL PRIOR TO CONSTRUCTION.

CLIMATICALLY RESPONSIVE BUILDING DESIGN

- THE FOLLOWING DESIGN PARAMETERS SHOULD BE CONSIDERED DURING THE DESIGN PHASE OF PROPOSED DWELLINGS:
 - (i) A BUILDING ORIENTATION THAT MINIMISES THE LENGTH OF EXTERNAL WALL AREAS THAT ARE EXPOSED TO SOLAR RADIATION;
 - (ii) AN INTERNAL LAYOUT ENSURING THAT LIVING AREAS ARE PROTECTED FROM SUMMER SOLAR RADIATION (IE, LIVING AREAS ORIENTATED NORTH TO NORTH-EAST AND SERVICE AREAS ARE ORIENTATED TO THE WEST AND SOUTH);
 - (iii) BUILDING PROJECTIONS ARE USED TO MINIMISE SUMMER SOLAR RADIATION TO EXTERNAL WALLS (IE, CARPORTS, LARGE OVERHANGS, EXTERNAL SCREENS ARE INCORPORATED THAT FULLY SHADE WESTERN AND SOUTH-WEST FACING EXTERNAL WALLS FROM SOLAR RADIATION; AND
 - (iv) A BUILDING LAYOUT THAT MAXIMISES THE CAPTURE OF PREVAILING BREEZES (LIVING AREA WINDOWS AND DOORS ARE ORIENTATED TO THE NORTH-EAST, ROOM LAYOUTS AND INTERNAL ACCESS WAYS ARE DESIGNED TO MAXIMISE CROSS VENTILATION).

LEGEND



FOR CONTINUATION REFER DWG CT-1373-30

PROPERTY DESCRIPTION
LOT 2 ON RP739629

User: STRATTON, JACOBINE Name: ACT-1373 - Kalynda Chase - Stage 8 Urban CT-1373-ABP Plot Date: 10/02/10 2:42:32 PM

No.	Amendments	By	Appd	Date	No.	Amendments	By	Appd	Date
F	AS CONSTRUCTED	S.J.J.	J.L.	06.08.10					
E	FOR CONSTRUCTION ISSUE	S.J.J.	J.L.	21.01.10					
D	FOR TENDER	S.J.J.	J.L.	14.01.10					
C	AMENDED AS PER CLIENT REQUEST	AM	J.L.	10.06.08					
B	AMENDED AS PER COT LETTER 04.02.08	AM	JL	05.03.08					
A	ORIGINAL ISSUE	E.J.C	JL	09.01.08	G	SEWER AND BUILDING ENVELOPES AMENDED	S.J.J.		19.08.10



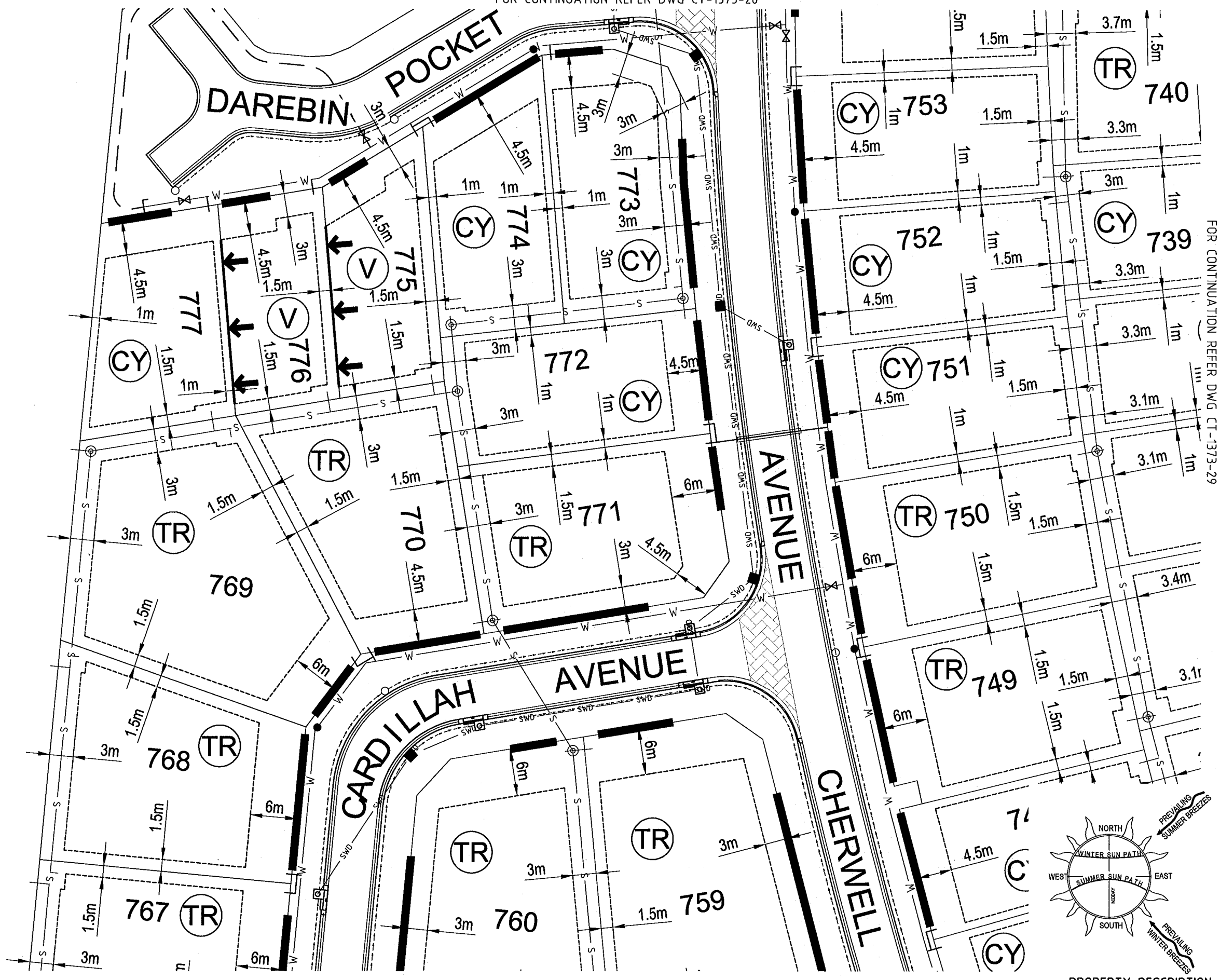
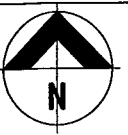
BMD CONSULTING
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ABN 23 010 743 692

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Ph: (07) 4035 1544

Design	E.J.C.	Client
Drawn	E.J.C.	
Checked	P.A.V.	Project
Original Approved By:	J.L.	Title
RPEQ No.	6948	
Date	JAN '08	
Datum	A.H.D.	

URBEX PTY. LTD.
KALYNDA CHASE STAGE 8
ACCESS BUILDING AND ENVELOPE PLAN (SHEET 1 OF 5)
AS CONSTRUCTED
Drawing No. **CT-1373-26**
Rev **G**



BUILDING SETBACK

- DIMENSIONS SHOWN APPLY TO SINGLE STOREY CLASS 1 BUILDINGS ONLY. THE PROVISIONS OF THE QUEENSLAND DEVELOPMENT CODE (QDC) OTHERWISE APPLY TO CLASS 1 TWO STOREY BUILDINGS.
- THE PROVISIONS OF THE QDC APPLY FOR CLASS 10A BUILDINGS AND CLASS 10B STRUCTURES, EXCEPTING THAT DETACHED CARPORTS AND SHEDS SHALL NOT BE CONSTRUCTED FORWARD OF THE BUILDING ENVELOPE ALIGNMENT TO THE STREET FRONTAGE AND SHALL NOT BE CONSTRUCTED FORWARD OF THE MAIN BUILDING LINE OF THE DWELLING HOUSE. CLASS 10A STRUCTURES GREATER THAN 10M2 AND OR 2.4 METRES OR GREATER IN HEIGHT ADJACENT TO THE BOUNDARY SHALL OTHERWISE COMPLY WITH THE PROVISIONS OF THE BUILDING ENVELOPE.
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- ALL SETBACKS SHOWN ARE MINIMUM DISTANCES AND MAY VARY TO ACCOMMODATE THE ZONE OF INFLUENCE OF UNDERGROUND SERVICES AS STATED IN COUNCIL'S POLICY ON BUILDING OVER ADJACENT TO SEWERS.
- THE MAXIMUM LENGTH OF BUILT-TO-BOUNDARY WALL ON VILLA ALLOTMENTS SHALL NOT EXCEED 35% OF THE BOUNDARY LENGTH, WITH A MAXIMUM SINGLE WALL SECTION LENGTH NOT EXCEEDING 8 METRES. ALL BUILT TO BOUNDARY WALL SECTIONS SHALL BE TO NON-HABITABLE ROOMS ONLY. HABITABLE ROOMS AS DEFINED BY THE QDC SHALL OTHERWISE BE A MINIMUM SETBACK OF 1.5 METRES TO OUTER MOST PROJECTION FROM THE SIDE BOUNDARY.
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- SETBACKS ON CORNER ALLOTMENTS SHALL COMPLY WITH SECTION A1(B) (II) (C) (9 X 9 METRE TRUNCATION), CHAPTER 12, QUEENSLAND DEVELOPMENT CODE.]
- BUILDING SHALL BE A MIN. 2.0M FROM THE SEWER AT THE PROVIDED CONNECTION POINTS.

FOR CONTINUATION REFER DWG CT-1373-29

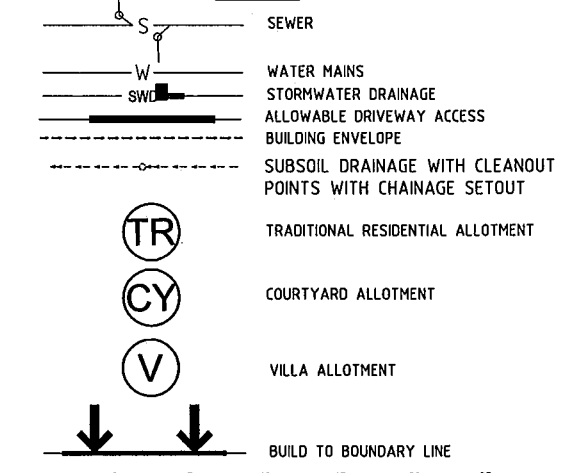
ALLOWABLE DRIVEWAY ACCESS

- FOR DRIVEWAY ACCESS ENVELOPE ALLOW 0.5M MINIMUM CLEARANCE TO ALL COUNCIL INFRASTRUCTURE, EXCEPT STORMWATER PITS WHICH REQUIRE 0.6M MINIMUM CLEARANCE AND SEWERAGE HOUSE CONNECTIONS WHICH REQUIRE 1.2M CLEARANCE.
- ALL DRIVEWAYS REQUIRE A PERMIT FROM COUNCIL PRIOR TO CONSTRUCTION.

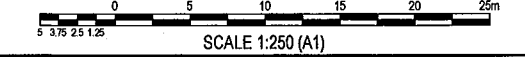
CLIMATICALLY RESPONSIVE BUILDING DESIGN

- THE FOLLOWING DESIGN PARAMETERS SHOULD BE CONSIDERED DURING THE DESIGN PHASE OF PROPOSED DWELLINGS:
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 - AN INTERNAL LAYOUT ENSURING THAT LIVING AREAS ARE PROTECTED FROM SUMMER SOLAR RADIATION (IE, LIVING AREAS ORIENTATED NORTH TO NORTH-EAST AND SERVICE AREAS ARE ORIENTATED TO THE WEST AND SOUTH);
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LEGEND



PROPERTY DESCRIPTION
LOT 2 ON RP739629



FOR CONTINUATION REFER DWG CT-1373-26

User: STRATTON, JACOB@bmd.com.au; Date: 19/08/10; Project: KALYNDIA CHASE - Stage 8 Drawings; CT-1373-ABP

No.	Amendments	By	Appd	Date	No.	Amendments	By	Appd	Date
F	FOR CONSTRUCTION ISSUE	S.J.J.	J.L.	21.01.10					
E	FOR TENDER	S.J.J.	J.L.	14.01.10					
D	LOT 773 AMENDED TO COURTYARD	S.J.J.	J.L.	18.08.09					
C	AMENDED AS PER CLIENT REQUEST	AM	JL	10.06.08					
B	AMENDED AS PER COT LETTER 04.02.08	AM	JL	05.03.08	H	SEWER AND BUILDING ENVELOPES AMENDED	S.J.J.		19.08.10
A	ORIGINAL ISSUE	E.J.C	JL	09.01.08	G	AS CONSTRUCTED	S.J.J.	J.L.	08.08.10



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Sydney Office
Ph: (02) 9888 5400
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Ph: (07) 4750 7000
Calms Office
Ph: (07) 4035 1544

Design	E.J.C.
Drawn	E.J.C.
Checked	P.A.V.
Original Approved By:	J.L.
RPEQ No.	5948
Date	JAN '08
Datum	A.H.D.

Client	URBEX PTY. LTD.	
Project	KALYNDIA CHASE STAGE 8	
Title	ACCESS BUILDING AND ENVELOPE PLAN (SHEET 2 OF 5)	
	AS CONSTRUCTED	
Drawing No.	CT-1373-27	Rev
		H

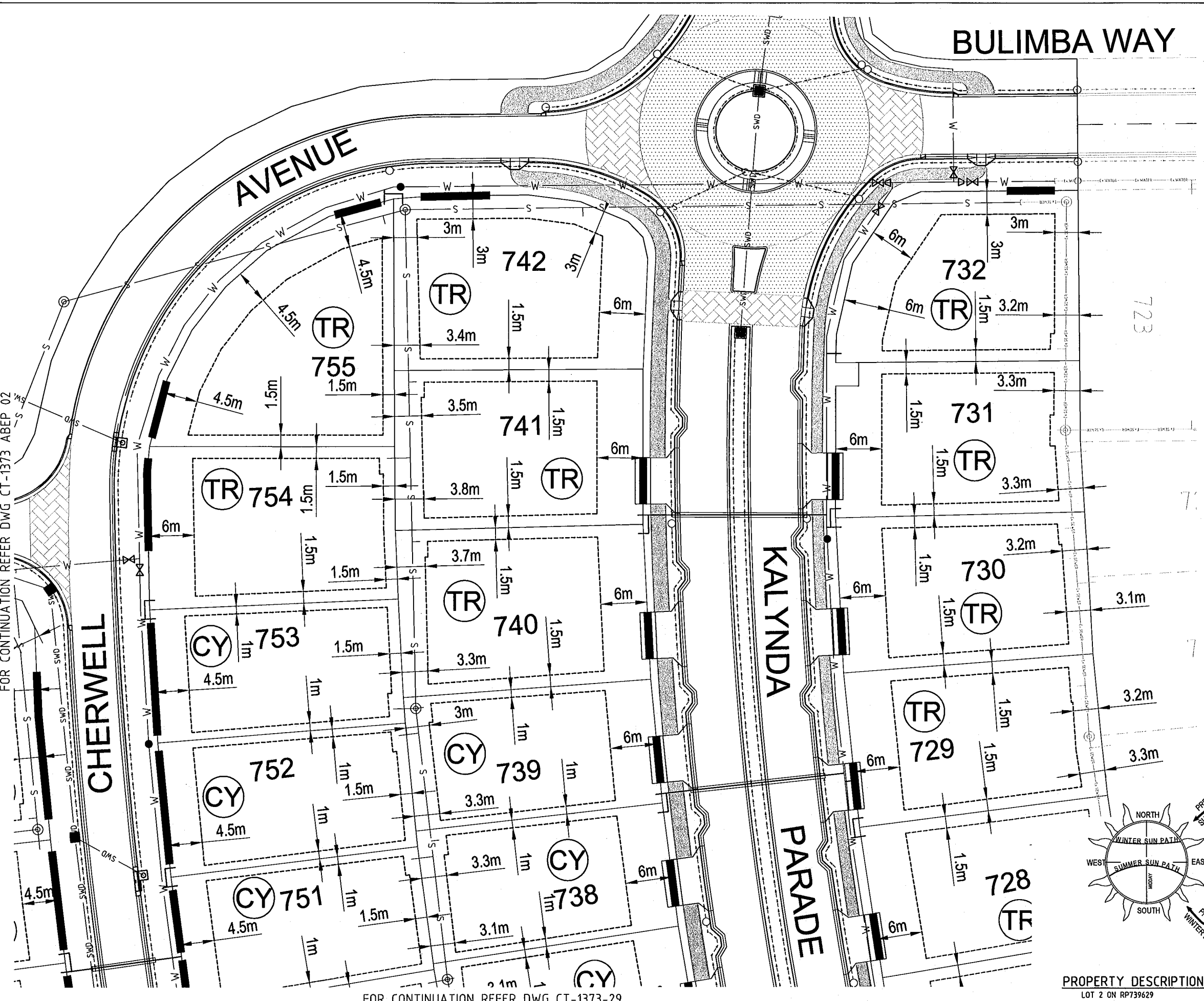


BULIMBA WAY

AVENUE

FOR CONTINUATION REFER DWG CT-1373 ABEP 02

FOR CONTINUATION REFER DWG CT-1373-29



BUILDING SETBACK

- DIMENSIONS SHOWN APPLY TO SINGLE STOREY CLASS 1 BUILDINGS ONLY. THE PROVISIONS OF THE QUEENSLAND DEVELOPMENT CODE (QDC) OTHERWISE APPLY TO CLASS 1 TWO STOREY BUILDINGS.
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- ALL SETBACKS SHOWN ARE MINIMUM DISTANCES AND MAY VARY TO ACCOMMODATE THE ZONE OF INFLUENCE OF UNDERGROUND SERVICES AS STATED IN COUNCIL'S POLICY ON BUILDING OVER ADJACENT TO SEWERS.
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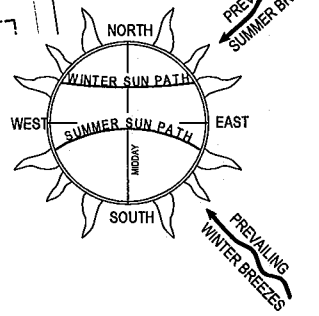
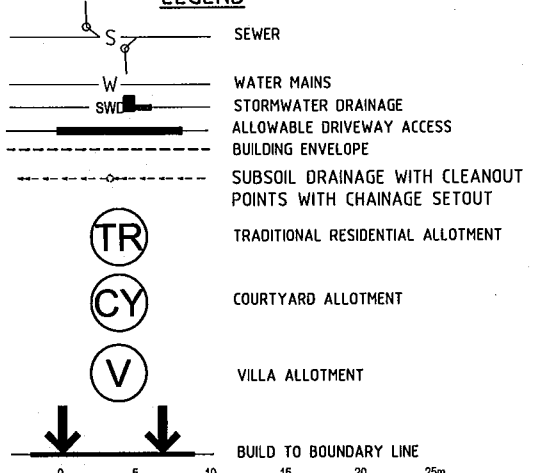
ALLOWABLE DRIVEWAY ACCESS

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 - BUILDING PROJECTIONS ARE USED TO MINIMISE SUMMER SOLAR RADIATION TO EXTERNAL WALLS (IE, CARPORTS, LARGE OVERHANGS, EXTERNAL SCREENS ARE INCORPORATED THAT FULLY SHADE WESTERN AND SOUTH-WEST FACING EXTERNAL WALLS FROM SOLAR RADIATION; AND
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LEGEND



PROPERTY DESCRIPTION
LOT 2 ON RP739629

SCALE 1:250 (A1)

No.	Amendments	By	Appd	Date	No.	Amendments	By	Appd	Date
F	FOR CONSTRUCTION ISSUE	S.J.J.	J.L.	21.01.10					
E	FOR TENDER	S.J.J.	J.L.	14.01.10					
D	LOT NUMBERS CHANGED TO SUIT PROPOSAL PLAN	S.J.J.	J.L.	04.09.09					
C	AMENDED AS PER CLIENT REQUEST	AM	JL	10.06.08					
B	AMENDED AS PER COT LETTER 04.02.08	AM	JL	05.03.08	H	SEWER AND BUILDING ENVELOPES AMENDED	S.J.J.	J.L.	19.08.10
A	ORIGINAL ISSUE	E.J.C	JL	09.01.08	G	AS CONSTRUCTED	S.J.J.	J.L.	08.08.10



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Ph: (02) 9698 5400
Townsville Office
Ph: (07) 4750 7000
Cairns Office
Ph: (07) 4035 1544

Design	E.J.C.
Drawn	E.J.C.
Checked	P.A.V.
Original Approved By:	J.L.
RPEQ No.	5948
Date	JAN '08
Datum	A.H.D.

Client: **URBEX PTY. LTD.**

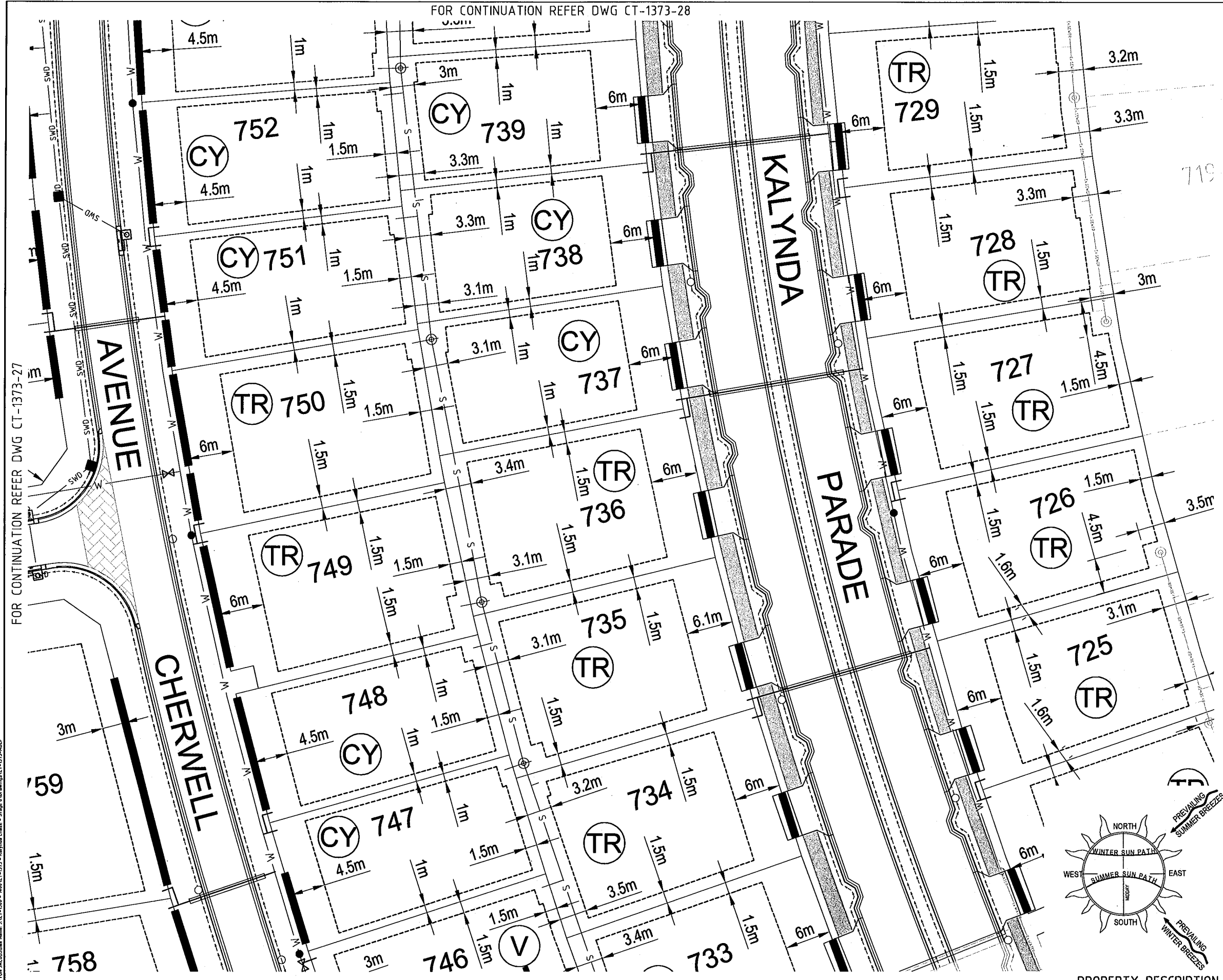
Project: **KALYNDA CHASE STAGE 8**

Title: **ACCESS BUILDING AND ENVELOPE PLAN (SHEET 3 OF 5)**

FOR CONSTRUCTION
Drawing No. **CT-1373-28** Rev **H**

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FOR CONTINUATION REFER DWG CT-1373-28



BUILDING SETBACK

- DIMENSIONS SHOWN APPLY TO SINGLE STOREY CLASS 1 BUILDINGS ONLY. THE PROVISIONS OF THE QUEENSLAND DEVELOPMENT CODE (QDC) OTHERWISE APPLY TO CLASS 1 TWO STOREY BUILDINGS.
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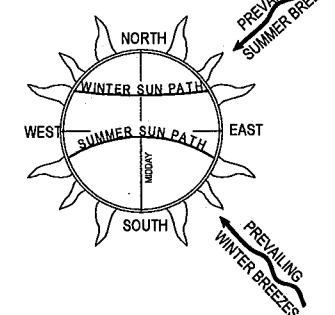
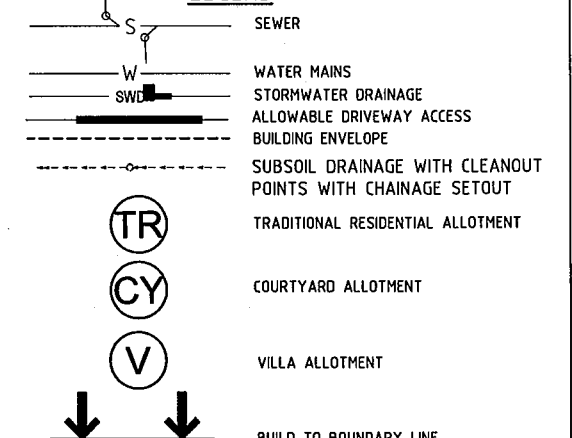
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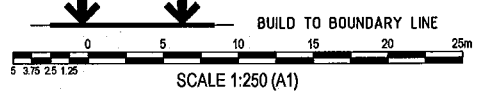
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LEGEND



PROPERTY DESCRIPTION
LOT 2 ON RP739629



FOR CONTINUATION REFER DWG CT-1373-30

FOR CONTINUATION REFER DWG CT-1373-27

User: STRATTON JACQUES Name: JACT-000 - KALYNDA CHASE - Stage 8 Drawings CT-1373-ABP

No.	Amendments	By	Appd	Date	No.	Amendments	By	Appd	Date
F	FOR CONSTRUCTION ISSUE	S.J.J.	J.L.	21.01.10					
E	FOR TENDER	S.J.J.	J.L.	14.01.10					
D	LOT NUMBERS CHANGED TO SUIT PROPOSAL PLAN	S.J.J.	J.L.	04.09.09					
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A	ORIGINAL ISSUE	E.J.C	JL	09.01.08	G	AS CONSTRUCTED	S.J.J.	J.L.	06.08.10

BMD Civil Engineers
Structural Engineers
& Project Managers
ABN 23 010 743 692

Design	E.J.C.	Client
Drawn	E.J.C.	
Checked	P.A.V.	Project
Original Approved By:	J.L.	Title
RPEQ No.	5948	
Date	JAN '08	
Datum	A.H.D.	

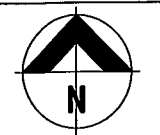
URBEX PTY. LTD.

KALYNDA CHASE STAGE 8

ACCESS BUILDING AND ENVELOPE PLAN (SHEET 4 OF 5)

AS CONSTRUCTED
Drawing No. **CT-1373-29** Rev **H**

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BUILDING SETBACK

- DIMENSIONS SHOWN APPLY TO SINGLE STOREY CLASS 1 BUILDINGS ONLY. THE PROVISIONS OF THE QUEENSLAND DEVELOPMENT CODE (QDC) OTHERWISE APPLY TO CLASS 1 TWO STOREY BUILDINGS.
- THE PROVISIONS OF THE QDC APPLY FOR CLASS 10A BUILDINGS AND CLASS 10B STRUCTURES. EXCEPTING THAT DETACHED CARPORTS AND SHEDS SHALL NOT BE CONSTRUCTED FORWARD OF THE BUILDING ENVELOPE ALIGNMENT TO THE STREET FRONTAGE AND SHALL NOT BE CONSTRUCTED FORWARD OF THE MAIN BUILDING LINE OF THE DWELLING HOUSE. CLASS 10A STRUCTURES GREATER THAN 10M2 AND OR 2.4 METRES OR GREATER IN HEIGHT ADJACENT TO THE BOUNDARY SHALL OTHERWISE COMPLY WITH THE PROVISIONS OF THE BUILDING ENVELOPE.
- ALL SETBACK DISTANCES ARE TAKEN FROM THE OUTERMOST PROJECTION AS DEFINED BY THE QDC.
- ALL SETBACKS SHOWN ARE MINIMUM DISTANCES AND MAY VARY TO ACCOMMODATE THE ZONE OF INFLUENCE OF UNDERGROUND SERVICES AS STATED IN COUNCIL'S POLICY ON BUILDING OVER ADJACENT TO SEWERS.
- THE MAXIMUM LENGTH OF BUILT-TO-BOUNDARY WALL ON VILLA ALLOTMENTS SHALL NOT EXCEED 35% OF THE BOUNDARY LENGTH, WITH A MAXIMUM SINGLE WALL SECTION LENGTH NOT EXCEEDING 8 METRES. ALL BUILT TO BOUNDARY WALL SECTIONS SHALL BE TO NON-HABITABLE ROOMS ONLY. HABITABLE ROOMS AS DEFINED BY THE QDC SHALL OTHERWISE BE A MINIMUM SETBACK OF 1.5 METRES TO OUTER MOST PROJECTION FROM THE SIDE BOUNDARY.
- THE BUILT TO BOUNDARY SETBACK SHALL ALLOW FOR THE PROVISION OF FIXED GUTTERING TO THE DWELLING FASCIA WHICH SHALL BE CONNECTED TO A PIPED UNDERGROUND STORMWATER DRAINAGE SYSTEM TO THE STREET FRONTAGE.
- SETBACKS ON CORNER ALLOTMENTS SHALL COMPLY WITH SECTION A1(B) (II) (C) (9 X 9 METRE TRUNCATION), CHAPTER 12, QUEENSLAND DEVELOPMENT CODE.]
- BUILDING SHALL BE A MIN. 2.0M FROM THE SEWER AT THE PROVIDED CONNECTION POINTS.

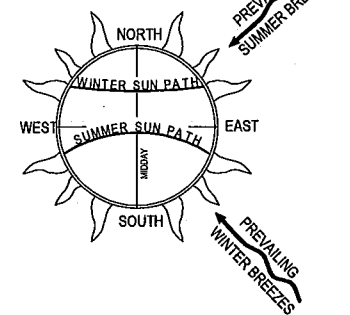
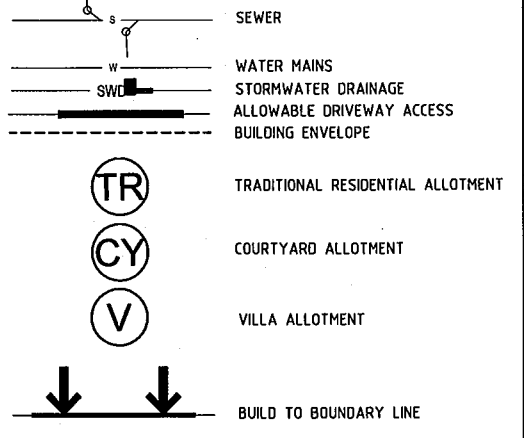
ALLOWABLE DRIVEWAY ACCESS

- FOR DRIVEWAY ACCESS ENVELOPE ALLOW 0.5M MINIMUM CLEARANCE TO ALL COUNCIL INFRASTRUCTURE, EXCEPT STORMWATER PITS WHICH REQUIRE 0.6M MINIMUM CLEARANCE AND SEWERAGE HOUSE CONNECTIONS WHICH REQUIRE 1.2M CLEARANCE.
- ALL DRIVEWAYS REQUIRE A PERMIT FROM COUNCIL PRIOR TO CONSTRUCTION.

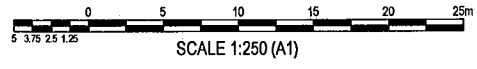
CLIMATICALLY RESPONSIVE BUILDING DESIGN

- THE FOLLOWING DESIGN PARAMETERS SHOULD BE CONSIDERED DURING THE DESIGN PHASE OF PROPOSED DWELLINGS:
 - A BUILDING ORIENTATION THAT MINIMISES THE LENGTH OF EXTERNAL WALL AREAS THAT ARE EXPOSED TO SOLAR RADIATION;
 - AN INTERNAL LAYOUT ENSURING THAT LIVING AREAS ARE PROTECTED FROM SUMMER SOLAR RADIATION (IE, LIVING AREAS ORIENTATED NORTH TO NORTH-EAST AND SERVICE AREAS ARE ORIENTATED TO THE WEST AND SOUTH);
 - BUILDING PROJECTIONS ARE USED TO MINIMISE SUMMER SOLAR RADIATION TO EXTERNAL WALLS (IE, CARPORTS, LARGE OVERHANGS, EXTERNAL SCREENS ARE INCORPORATED THAT FULLY SHADE WESTERN AND SOUTH-WEST FACING EXTERNAL WALLS FROM SOLAR RADIATION; AND
 - A BUILDING LAYOUT THAT MAXIMISES THE CAPTURE OF PREVAILING BREEZES (LIVING AREA WINDOWS AND DOORS ARE ORIENTATED TO THE NORTH-EAST, ROOM LAYOUTS AND INTERNAL ACCESS WAYS ARE DESIGNED TO MAXIMISE CROSS VENTILATION).

LEGEND



PROPERTY DESCRIPTION
LOT 2 ON RP739629



FOR CONTINUATION REFER DWG CT-1373-ABEP 01

User: STRATTON JACOBSBNE Name: J\CT-1373 - KALYNDIA CHASE - Stage 8\Drawings\CT-1373-ABEP

F	FOR CONSTRUCTION ISSUE	S.J.J.	J.L.	21.01.10			
E	FOR TENDER	S.J.J.	J.L.	14.01.10			
D	LOT NUMBERS CHANGED TO SUIT PROPOSAL PLAN	S.J.J.	J.L.	04.09.09			
C	AMENDED AS PER CLIENT REQUEST	AM	JL	10.06.09			
B	AMENDED AS PER COT LETTER 04.02.08	AM	JL	05.03.08	H	SEWER AND BUILDING ENVELOPES AMENDED	S.J.J. 19.08.10
A	ORIGINAL ISSUE	E.J.C	JL	09.01.08	G	AS CONSTRUCTED	S.J.J. 06.08.10
No.	Amendments	By	Appd	Date	No.	Amendments	By

BMD CONSULTING
Civil Engineers
Structural Engineers
& Project Managers

Design: E.J.C.
Client: **URBEX PTY. LTD.**
Drawn: E.J.C.
Project: **KALYNDIA CHASE STAGE 8**
Checked: P.A.V.
Title: **ACCESS BUILDING AND ENVELOPE PLAN (SHEET 5 OF 5)**
Original Approved By: J.L.
RPEQ No: 5948
Date: JAN '08
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